

STATE OF MISSISSIPPI

PREPARED BY AND RETURN TO: JAMES E. WOODS
WOODS and SNYDER
P. O. Box 456
Olive Branch, MS 38654
(601) 895-2996

AUG 30 11 26 AM '95

BK 289 PG 753

W.E. DAVIS CH. CLK.

by B Cleveland

WARRANTY DEED

CAROLYN ORR COLE,

GRANTOR

TO

JAMES W. ALBERSON, ET AL,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars (\$200,000.00), Thirty Thousand Dollars (\$30,000.00) of which is cash in hand paid, the receipt of all of which is hereby acknowledged, and the balance of One Hundred Seventy Thousand Dollars (\$170,000.00) evidenced by a Promissory Note of even dated and secured by a Deed of Trust on the hereinafter described property, I, CAROLYN ORR COLE, do hereby sell, convey and warrant unto JAMES W. ALBERSON, ROY F. ALBERSON and STEVEN J. ALBERSON, at tenants in common, the lands lying and being situated in counties of Marshall and DeSoto, Mississippi, described as follows, to-wit:

The land lying and being situated in Marshall County, Mississippi described as follows, to-wit:

120 acres being on the South side of the Southwest Quarter in Section 15, Township 2 South, Range 5 West, Marshall County, Mississippi and being further described as being the South 120 acres of said Southwest Quarter of said section and being the same property described of record in Land Deed Book 77, Page 90, land deed records of Marshall County, Mississippi.

The land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

TRACT I

40 acres being situated in the Southeast Quarter of the Southeast Quarter in Section 16, Township 2 South, Range 5 West, DeSoto County, Mississippi and being further described as the Southeast Quarter of the Southeast Quarter of said Section and being further described as being the same property described of record in Deed Book 23, Page 270, land deed records of DeSoto County, Mississippi.

TRACT II

12 acres being located in the Northeast corner of the Northwest Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi and being the same property described or record in Deed Book 23, Page 270, land deed records of DeSoto County, Mississippi.

TRACT III

27 acres being a part of the Southeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi and being further described as being the Northwest Quarter of the Northeast Quarter of said Section 21, Township 2 South, Range 5 West, and being bound on the North by the

section lines between Sections 21 and 16 on the East and South by the former J. W. Woody property and when combined with the 12 acre tract described above, would actually constitute the Northwest Quarter of the Northeast Quarter of said Section 21, and being further described as being the same property described of record in Deed Book 23, Page 270 and Deed Book 23, Page 272, land deed records of DeSoto County, Mississippi.

The Property described herein totals the aggregate per of said descriptions 199 acres, more or less, however, it is the intent of the Grantor herein to convey to the Grantees all her right, title and interest to all the property in the Sections herein described in Marshall and DeSoto County, Mississippi, that she acquired through the Last Will and Testament of her father, Robert L. Orr, whose estate was administered in the Chancery Court of Marshall County, Mississippi and whose Will is recorded in Will Book 12, Page 259, Chancery Clerk's Office, Marshall County, Mississippi and recorded in Will Book 21, Page 155, Chancery Clerk's Office, DeSoto County, Mississippi. The said Robert L. Orr acquired said property from Margaret Orr Eddins, whose Will is recorded in Will Book 3, Page 434, Chancery Clerk's Office, Marshall County, Mississippi and Will Book 21, Page 150, Chancery Clerk's Office, DeSoto County, Mississippi. The said Margaret Orr Eddins obtained the property from John M. Eddins whose Will is recorded in Will Book 2, Page 313, Chancery Clerk's Office, Marshall County, Mississippi, and Will Book 21, Page 152, Chancery Clerk's Office, DeSoto County, Mississippi. It is noted that the tax rolls in regard to the total acreage of subject property actually shows the approximate acres to be 212 acres, however, from the Deed records it appears that the acreage is only 199 acres, however, it is the intent of the Grantor herein to convey to Grantees all of subject properties described herein whether correctly described or not.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in both Marshall and DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities, and further subject to any previous rights-of-way being granted to American-Louisiana Pipeline Co. and/or their successors

Taxes for the year 1995 are to be prorated and possession is to take place upon the delivery of this Deed.

Grantor covenants and warrants that this property constitutes the homestead no one.

WITNESS MY SIGNATURE, this the 24th day of August, 1995.

Carolyn Orr Cole
CAROLYN ORR COLE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of August, 1995, within my jurisdiction, the within named CAROLYN ORR COLE, who acknowledged that she executed the above and foregoing instrument.



James E. Alberson
NOTARY PUBLIC

GRANTOR'S ADDRESS:

Carolyn Orr Cole

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GRANTEE'S ADDRESS:

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